

P&Z / BUILDING DEPARTMENT NOVEMBER 2016 MONTHLY REPORT

P&Z COMMISSION MEETING NOVEMBER 15, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Mike Menchinger, Derryl Anderson (late arrival).

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, Deputy City Clerk Valerie Glass.

1. Approval of minutes from October 25, 2016 called meeting. –*Motion to Approve – Renfroe, Second Collins. Approved unanimously.*

OLD BUSINESS

2. Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-166) Community Commercial(C-2). –*Motion to Deny the amendment and instead utilize the special exception process-Menchinger, Second Collins. For: Menchinger, Collins, Renfroe, Gulas, Opposed: Anderson Motion Carried 4-1.*

NEW BUSINESS

3. Fayetteville Animal Hospital- 765 Bradley Drive, Parcel ID Number 0518-127. Rezoning request from O&I to C-3 to convert the former daycare into an animal hospital. File # 16-033 – *Motion to Approve with the following conditions*

- 1) The size of the building be limited to 10,000 square feet.
 - 2) No dogs to be let outside of the building unless on a leash.
 - 3) No outdoor dog runs, pens or play areas.
- Motion-Collins. Second Renfroe.*

Chair Murphy added a friendly amendment that rezoning is for C-3 to be used only as an Animal Hospital. Friendly amendment accepted. *Approved unanimously.*

4. Bojangles Restaurant- 810 South Glynn Street, Parcel ID Number 0517-101. Development Plans for 3,195 square feet restaurant with drive through File #16-034. *Motion to Approve with the following conditions.*

- 1) All listed outstanding issues from the Engineering, Building, and Water Departments be addressed, and revised plans are submitted and approved by staff.
- 2) Copper color for awnings can be approved at staff level with the submittal of an awning sample.

Motion –Collins, Second Anderson. Approved unanimously.

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NOVEMBER 15, 2016 P&Z COMMISSION MEETING (continued)

5. L'Amour Chic Salon Suites- 285 S. Glynn Street, Parcel ID Number 052303002. Revised Elevations to replace front door, replace windows, add stairwell. File # 16-035. Motion to **Approve** revised elevations plans with conditions and staff approval – Gulas, Second Renfroe. **Approved unanimously.**

- 1) Exterior stairwell shall be painted. The color approved by staff.
- 2) New windows shall mimic the existing widow pattern.
- 3) Door and side lights should match the window pattern chosen.
- 4) Any siding that is being replaced should match the original siding.
- 5) Submitted color Stratton Blue HC142 shall be the approved historic color.
- 6) Front porch shall be painted slate gray or approved historic color as approved by staff.
- 7) Landscaping that is removed shall be replaced elsewhere on the site.

STAFF REPORTS

No Staff Reports

Chair Murphy reminded everyone there is no December meeting. Also, this was Vice-Chair Menchinger's last meeting as he is retiring.

Motion to Adjourn- Menchinger, Second Renfroe. **Approved unanimously.**

Meeting Adjourned.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

NOVEMBER 10, 2016

L'Amour Chic Salon Suites- 285 South Glynn Street:
Approved with recommendations

Architectural Review- Replace doors and windows, addition of a stairwell, repaint.

Colors submitted for approval:

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY (CONTINUED)

Option A: House/ Benjamin Moore-Rosewood 2082-40 (not a historic color)

Trim/ Benjamin Moore-Simply White OC -117

Option B: House/ Benjamin Moore-Stratton Blue HC-142

Trim/ Benjamin Moore-Simply White OC -117

Option C: House/ Benjamin Moore-Marlboro Blue HC-153

Trim/ Benjamin Moore-Simply White OC -117

1. Recommend the front porch floor be painted slate grey or an approved historic porch paint color.
2. AAAC recommends internal stairs instead of an exterior stairwell. (A 36" door is required if exterior door is installed).
3. Proposed window pattern is not in keeping with Georgian house style. Recommend something closer to original window mullions.
4. Door and sidelights should match the window pattern chosen.
5. Underneath the area where the secondary door is to be removed and replaced with a window, any replaced siding needs to match the original siding.
6. The submitted color of Stratton Blue HC-142(option B) is an approved historic color; however, the AAAC Committee recommends the house be repainted the same color. (Georgian and Craftsman style homes are traditionally yellow with white trim.)

L'Amour Chic Salon Suites- 285 South Glynn Street

Approved with recommendations

Sign Review- Ground Sign: Applicant will use the existing sign with the same font.

Colors: Background- Simply White OC-117

Letters & Trim: Whatever color is approved for the house.

Recommendation: If the house is painted yellow with white trim, the sign should be yellow with white columns and trim.

If the house is painted Stratton Blue, the sign should be Simply White OC-117 with Stratton Blue trim.



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	RETAIL	INDUSTRIAL	OFFICE
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%

Overall Vacancy Rate = **7.18%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	November 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	2	6
Rezoning	1	6	4
Preliminary Plat	0	3	1
Site Development Plan	1	12	10
Elevation Plan	1	3	7
Variance	0	5	4
Special Exception	0	5	5
Amendment to the Zoning Ordinance	1	4	0
Amendments to other ordinances or Bylaws	0	2	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	4	43	37

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BUILDING PERMIT ACTIVITY REPORT NOVEMBER 2016

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
58	Permits/Inspection Fees	\$72,202.09	\$372,102.54	\$294,586.53
7	Impact Fees	\$235,538.41	\$502,572.10	\$625,750.08
65	TOTALS	\$307,740.50	\$874,674.64	\$920,336.61

NEW RESIDENTIAL ACTIVITY			
	NOVEMBER-2016	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	3	50	33
Single Family CO's Issued	0	37	49

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	3	2	5	0	3	3	0	5	5	0	3		29	2.64
Actual	0	1	1	1	0	0	1	2	0	0	1		7	0.64

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SUBDIVISION LOTS PERMIT STATUS 2000 - 11/30/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Oakleigh Manor	October 2016	77	5	72
TOTAL	TOTALS	1033	873	160

1 Single Family Permit issued in Logan Park

2 Single Family Permit issued in Oakleigh Manor